

Bond House (Bliss-Bond House, Iole)
Off State Rt. 27
Kohala
Hawaii County
Hawaii

HABS No. HI-48

HABS
HI,
1-KOHAL,
1-

PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND ARCHITECTURAL DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS
HI,
1-KOHAL,
1-

BOND HOUSE (BLISS-BOND HOUSE, IOLE)
Off State Rt. 27, Kohala, Hawaii County
HAWAII

HABS No. HI-48

Present Owner: The Bond Estate
Present Occupant: Unoccupied
Present Use: Former residence

PART I. HISTORICAL INFORMATION

The Bond House was built in two major stages, distinctly identifiable. The original part was constructed by the Reverend Isaac Bliss who wrote on January 12, 1841: "I have commenced occupying a part of my new house." In July 1841, the Reverend Elias Bond (1813-1896), who sailed to Hawaii on the Gloucester, November 14, 1840, wrote: "We took up our abode in Brother Bliss's house at Iole, Kohala."

Records are not currently available to determine when Elias Bond actually came into sole possession of the house, nor to determine when he enlarged it by adding four rooms on the north rear. However, it can be said that the house as it stands today is essentially intact from the date of this addition. No doubt, the numerous closets and cupboards came into being over a period of occupancy by the Bond family--which extended continuously from 1841 to 1930. After 1930 it was occupied as a continuous residence, though used intermittently. It has remained in the possession of the Bond estate.

Elias Bond is also responsible for building the various outbuildings. He built the detached medical office on the northeast for his son, Dr. Benjamin Davis Bond, M.D., prior to the Doctor's marriage in 1889. Soon thereafter, Elias Bond built the semi-detached house on the east for Benjamin's residence. The next outbuilding to the south is the shop. Built of plastered lava rock walls set in mud mortar it seems to have been built around 1871. Reverend Elias Bond died in 1896.

Reference: Ethel M. Damon, Father Bond of Kohala,
published by The Friend, Honolulu, 1927

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

The Bond House and its outbuildings stand intact as a complete ensemble representing the early housing afforded the New England missionaries to Hawaii. Though there is evidence of termites, the

original fabric of the house is in relatively sound condition. Although virtually unoccupied for over 35 years, the house has been given preventive maintenance and care through the years by the owners. This care extends to the lawns and plants.

B. Description of Exterior:

1. Overall dimensions: The irregular plan measures approximately 95' across the front and 62' in overall depth. The highest point of the gable is 26' above grade. The house is one-and-one-half stories tall with a partial basement that is original.
2. Foundations: Lava rock.
3. Wall construction, finish, color: The two general exterior wall systems are identified with the two construction periods. The original Bliss construction is wood frame with flush horizontal tongue-and-groove boards on the exterior. The exposure of the boards is 10". The west gable is shingled, and shingles are still in place on the east gable, though they are now hidden under the roof added by Reverend Bond. This original gable end also contains the framing of an earlier, lower gabled roof. Part of the kitchen walls are also shingled. Other exterior walls, obviously replacements, are novelty horizontal siding on the south porch and corrugated iron on the new east gable.

The north, east, and south walls built by Reverend Bond are 2' - 1" thick lava rock, plastered on the exterior. Both elections of the house - frame and stone - are painted white.

4. Structural system, framing: The first floor framing visible in the cellar consists of 4" x 5" rough hewn floor joists approximately 2' on center, mortised and tenoned into 6" x 8" wall plates.

The attic floor is framed with rough hewn ohia beams which average 3" x 6" at an average spacing of 3' on center. Between each beam are 1" x 6" braces, randomly spaced. An exception to this general framing is to be found between the now hidden shingled gable and the eastern extremity of the former lower gabled roof, at which point an 8" x 8" beam is used. Intermediate beams are 6" x 6", the one nearest the shingled gable being notched for the former sloping roof rafters. Metal flashing at the bottom course of shingles on the gable, together with these notches, indicates the existence of a former shed roof - possibly a porch.

When the Reverend Bond made the addition on the north and east, he extended the lower gable roof up to the height of the main roof by adding new rough hewn roof rafters, approximately 5" x 5", spaced 2-6" on center. The shorter original rafters, 4" x 4", are still in place, spaced 3-4" on center. Both types are hand-hewn, and notched and braced into a 7" x 7" beam which is 2' - 8" above the attic floor. This beam is carried by short posts bearing on the wall plate.

5. Porches, stoops: Basically, there are two porches, north and south. Both have wooden floors and flat tongue-and-groove ceilings. The roof of the south porch is supported by 5-1/2" square column with chamfered edges. These columns are set on 6" high bases, and have molded capitals. Two sets of modern concrete steps lead up to this porch. The base is wood lattice. This porch was probably a later addition, since it blocks the openings of the cellar. The porch on the north rests on a rubble rock base. The roof is supported on plain 3" x 4" posts with a wood railing and 1-1/4" x 1-1/4" balusters. The east end of this porch is now glazed. Flat rock steps lead down to the wide expanse of lawn on the north and west.
6. Chimneys: The kitchen chimney was destroyed by an earthquake and is now roofed over. The only remaining chimney is at the east end of the Bond addition.
7. Openings:

- a. Doorways and doors: Narrow moulded trim frames the main entrance, which consists of a single 1-1/2" koa wood door divided into four panels. This door is flanked by side panels, glazed with five 8" x 10-1/4" lights over a plain wood panel below. There is also a pair of modern screened doors at this opening. The exterior door in the kitchen is made of vertical planks nailed to three horizontal rails.

Other doorways in the original frame section of the house have plain unmoulded trim with 4-panel doors. The doorway in the masonry wall is set 17" back from the face of the wall, with an independent beaded board trim at the surface of the plastered wall.

At the head of the doorway on the west frame wall, a plain pediment is simulated from a single 4-1/2 board beveled right and left at the top. This is applied over the plain trim. A pair of full-length louvered wood shutters are located at this opening.

- b. Windows: The typical and most common window type, probably original, is a double-hung, 12/12 light (7" x 9") sash. It is pin-operated, with plain unmoulded exterior and interior trim. Similar windows in the masonry walls have moulded trim.

A great variety of windows are to be found in the kitchen. There are a top-hinged 10-light (7" x 9") on the south wall, a double-hung, 12/8 (7" x 9") on the east wall and two double-hung 6/6 (8" x 10") windows on the west wall.

The window in the west gable is double-hung, 12/8 (7" x 9"), with a pair of louvered wood shutters in place. The interior trim of this window is unique in that the head-piece is beveled in a manner similar to the exterior doorway on the floor below it.

The more modern windows on the south wall of the dining room are double-hung, 2/2 (15" x 28") with sash cords and weights. The dormer windows are also double-hung, 6/6 (9" x 13").

8. Roof:

- a. Shape, covering: The roof over the main house, as well as the lower roof over the east wing, is gabled and covered with corrugated iron applied over an earlier shingled roof. The original roof over the Bliss construction is said to have been thatch. Both gabled roofs break pitch over the porches. The lower roof over the original east wing can be traced by the original framing on both ends, which is still in place.
- b. Cornice: None.
- c. Dormers: There are two gabled dormers on the south and one on the north. The roof and sides are corrugated iron.

C. Description of Interior:

The two major periods of construction are fairly well defined by interior details. Generally, with few exceptions, there is a distinct difference in the trim, hardware, and baseboards, which corresponds to the difference in the exterior bearing walls. The plan of the original construction appears to have consisted of the entrance hall, with stairway on the left and a room on the right (east), all of which formed a single, gable-roofed house. Under the stairs at the northwest corner of the entry, a door led to a room that is now connected by a wide opening to the room south of it, which extends to line of the present porch. A doorway leads to the cellar stairs. West of these two rooms (which were made one in the early twentieth century) are two rooms forming the west end of the original house. A

second stairway and pantry are placed between the four main rooms. The kitchen wing projects south at this end. The roof framing is exposed in this wing. On the second floor, there is a room on each side of the last-mentioned stairway. A window in the gable lights the room on the west, while dormers on the north and south light the east room. A door leads from this room to the unfinished attic, with a single dormer on the south.

The expansion made by Elias Bond soon after he moved in consisted of a room immediately behind the existing entry which dictated the removal of a former small porch mentioned above. Three other rooms were then placed in a line to the east with a gallery on the south wall. The two eastern-most rooms are connected with two large surface mounted sliding doors.

1. Stairways: Both stairways to the upper floors are steep and completely enclosed, each with a step up through a doorway to the landing. The south stairway consists of 12 risers at 9", with 10 treads at 8-3/4" and the lower landing. The north stairway has 14 risers at 8", with 12 treads at 9" and the lower landing.
2. Flooring: 10" wide koa planks, varnished.
3. Wall and ceiling finish: The walls are plastered with wallpaper, except in the remodeled original rooms, which have 12" vertical boards with 2" battens. The ceilings are old and new plaster, flush tongue-and-groove boards, and plaster board.
4. Doorways and doors: With few exceptions, the doorways and window openings in the original section are trimmed with plain un moulded boards, with jamb-pieces beginning at the floor without any plinths. In the Bond addition, the trim is treated with a single beaded outer edge. Doors in both sections are 1-1/4" four-panel koa. The large sliding doors have four panels.
5. Decorative features and trim: In addition to the simple profiles of the doors and windows of the Bond addition, the baseboards of this section also have a small moulded strip at the top edge. There is a chair rail in the entry hall only. There are clock shelves in the two upstairs rooms, and in one room downstairs.
6. Hardware: There are two uniformly distinct types of door hardware, corresponding to the two construction dates. In the older section, the thumb latch and pull are backed by a narrow escutcheon plate, whereas in the later section, the much larger and plainer thumb latch and pull are applied directly to the wood without escutcheons. At the bottom rail of the doors are spring operated pivoted doorstops, which are foot operated.

7. Lighting: Modern electric.
8. Heating: On the extreme east wall of the Bond addition, there is a flue and an ornate Franklin stove. The sole fireplace in the kitchen is free-standing brick, approximately 20" inside the interior face of the south wall. Incorporated in the fireplace, besides a pot crane, is an oven on the right, with door missing, and a wooden storage bin. The hearth is brick.

D. Site:

1. Orientation and setting: The long dimensions of the house all oriented approximately east-west with the main entrance door in the west wall. The site, approximately three miles south of Hawi, is approached by a dirt road up the side of a slope on the south from the road leading to the Church and Girl's School built by Reverend Bond. The entrance road makes a U-turn through an opening in the low stone wall which encloses the south end of the property. The main house, cottage and outbuildings are grouped in a U-shape around a cleared grassy lawn. Beyond the house on the north the grassy clearing continues to a large lily pond (built in 1927) on the edge of the tropical growth beyond, down the slope. Beyond this thicket are glimpses of the Pacific Ocean, approximately two miles distant. The view to the south from the front entrance is one of mountains and valleys.
2. Outbuildings: A low rock wall and low planting separate the grassy clearing from the thick growth on the south. Enclosure on the west is formed by hedges, the chicken house, the laundry house, and a high rock wall (from south to north). The rock wall turns to the east to meet the kitchen wing of the main house, which forms the northern enclosure to the clear lawn of grass. At the east end of the main house, the semi-detached "cottage" begins the eastern enclosure, and is followed by detached outbuildings in order: the shop (built on the site of the original schoolhouse), stable, granary, and carriage house. The cottage is of frame construction, as are the outbuildings on the west. The shop (circa 1871) and the stable are lava rock set in mud mortar. All outbuildings are painted white with corrugated metal roofs, painted green. In addition to these outbuildings, an office was built on the northeast angle of the main house for Dr. Bond. A grassy court separates it from the cottage.
3. Landscaping: There are no walks connecting the various units. Among a variety of tropical plants, some of the most common to be found on the property are Madre de Kakau, Ti, Mango, Citrus, Bananas, Lungon, Ironwood, Coconut Palm and ferns.

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Architect
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